

## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Monroe County Planning Commission

From: Joseph Haberman, Principal Planner  
Susan Grimsley, Assistant County Attorney

Through: Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources

Date: April 3, 2008

Subject: *Administrative Appeal by Andrew M. Tobin, Esq., on behalf of Charles Mitzelfeld concerning property located at 19052 Mad Bob Rd, Sugarloaf Key, Mile Marker 19, Real Estate No. 00117500.002500*

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**Meeting: April 23, 2008**

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I DECISION BEING APPEALED:

The Appellant is appealing a decision by Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources, which was set forth in a letter Paul Turick and Joyce Knaepen, agents for the property owner, Charles Mitzelfeld, on November 1, 2007.

The precise decision being appealed is a determination that the existing structure on the subject property is not a lawfully-established dwelling unit and thereby any replacement shall not be exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system. This decision was made in accordance with §9.5-120.4(a) of the Monroe County Code and Administrative Interpretation 03-108.

A. Location:

Address: 19052 Mad Bob Road, Sugarloaf Key, mile marker 19 (gulfside)

Legal Description: Block 13, Lot 30, North Sugarloaf Acres

Real Estate Number: 00117500.002500

B. Appellant: Andrew M. Tobin, Esq., on behalf of Charles Mitzelfeld

C. Property Owner: Charles & Susan M. Mitzelfeld

II PROCESS:

Pursuant to §9.5-521 of the Monroe County Code (MCC), the Planning Commission shall have the authority to hear and decide appeals from any decision, determination or interpretation by any administrative official with respect to the provisions of MCC Chapter 9.5 and the standards and procedures set forth, except that the Board of County

Commissioners shall hear and decide appeals from administrative actions regarding the floodplain management provisions of MCC Chapter 9.5.

An appeal may be initiated by an owner, applicant, adjacent property owner, any aggrieved or adversely affected person, as defined by section 163.3215(2), Florida Statutes, or any resident or real property owner from any order, decision, determination or interpretation by any administrative official with respect to the provisions of MCC Chapter 9.5.

The Planning Commission shall consider the appeal at a duly called public hearing following receipt of all records concerning the subject matter of the appeal. Any person entitled to initiate an appeal may have an opportunity to address the commission at that meeting; and argument shall be restricted to the record below except that a party appealing an administrative decision, determination or interpretation shall be entitled to present evidence and create a record before the Planning Commission; any appeals before the hearing officer shall be based upon and restricted to the record.

### III RELEVANT PRIOR COUNTY ACTIONS:

On July 31, 2007, Paul Turick, an agent for the property owner Charles Mitzelfeld, applied to the Building Department for the replacement of a single-family residence. The application was filed as building permit application 071-3282.

On August 1, 2007, Paul Turick and Joyce Knaepen, agents for the property owner Charles Mitzelfeld, applied to the Planning & Environmental Resources Department for an exemption from the ROGO permit allocation system.

On November 1, 2007, the Director of Planning & Environmental Resources, Townsley Schwab, issued a letter to Paul Turick and Joyce Knaepen denying the ROGO exemption request.

Following the denial of the ROGO exemption request and the reception of an administrative appeal to the planning commission application, Planning & Environmental Resources Department staff logged building permit application 071-3282 as pending.

### IV BACKGROUND INFORMATION:

- A. Total Size of Site: 73,180 ft<sup>2</sup> (1.68 acres)  
Estimated Buildable Area of Site: 2,178 ft<sup>2</sup> (0.05 acres)
- B. Land Use District: Native Area (NA)
- C. Future Land Use Map (FLUM) Designation: Residential Conservation (RC)
- D. Tier Designation: Tier 1
- E. Existing Vegetation / Habitat: Partially developed; hammock and scrub mangrove
- F. Community Character of Immediate Vicinity: Low-density single-family residential

V REVIEW OF APPLICATION:

The decision being appealed is a determination that the existing structure on the subject property is not a lawfully-established dwelling unit and thereby any replacement shall not be exempt from the ROGO permit allocation system. This decision was set forth in a letter November 1, 2007 (Attachment A) and made in accordance with MCC §9.5-120.4(a) (Attachment B) and Administrative Interpretation 03-108 (Attachment C).

As defined in MCC §9.5-4 (D-31), a *dwelling unit* is one (1) or more rooms physically arranged to create a housekeeping establishment for occupancy by one (1) family with separate toilet facilities. Furthermore, as defined in MCC §9.5-4 (P-4), a *permanent residential unit* is a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.

Pursuant to MCC §9.5-120.4(a), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one (1) unit for each such unit lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established.

Pursuant to Administrative Interpretation 03-108, a property owner may receive an exemption from the ROGO permit allocation system if the unit is found to have been:

- *Lawfully-established* – There is a permit or other official approval from the Division of Growth Management for the dwelling unit; or
- *Counted in ROGO and the Year 2010 Comprehensive Plan* – If a permit or other official approval from the Division of Growth Management is not available, the following information may be used to establish that a residential unit was lawfully-established: aerial photos showing the structure in existence prior to 1986; Monroe County property record card showing the existence of the unit prior to 1986; utility records that show the residential use being served prior to 1986; whether the residential use could have been a permitted use under the pre-1986 zoning of the property; occupational licenses showing the residential use being served prior to 1986; and other supporting information.

In the November 1, 2007 letter, based on the above criteria, Staff determined that the existing structure was not a lawfully-established dwelling unit for the following reasons (provided in *italic*):

- Pursuant to Monroe County Code 9.5-268, in order to be exempt, one (1) lawful dwelling unit must have been in existence on the effective date of the county's land*

development regulations (September 15, 1986) or, if constructed after the effective date, must have been permitted in accordance with the land development regulations and the ROGO permit allocation system. No such documentation for a second lawful unit has been located for our review.

Staff did not locate any building permits on file for real estate number 00117500.002500 or Block 13, Lot 30, North Sugarloaf Acres. Therefore, there is no building permit or any other approval from the Growth Management Division permitting the establishment of a dwelling unit on the property, the construction of the existing structure or any other improvements to the property.

- b. *Currently, the property is located within a NA District. A single-family residence constructed after 1986 would have required four (4) acres of buildable land to meet the Monroe County density requirements. In addition, any new residence would have required a building permit for construction. According to the Monroe County Property Appraiser's records, the property has .05 acres of buildable land (1.68 acres of total property) and staff was unable to locate any building permits for this parcel.*

Since 1986, the property has been within a NA District. Pursuant to MCC §9.5-239, a detached dwelling unit may be permitted as-of-right in the NA District.

However the residential density requirements of MCC §9.5-262 would have prohibited the approval of a dwelling unit on the property. According to the Property Appraiser's records, the property is 1.68 acres (the total size of the property including land area that is not buildable). In the NA District, there is an allocated density of 0.25 dwelling units per acre and there is no maximum net density. Based on the density regulations, a parcel designated as NA requires at least four (4) acres in order to receive approval for a dwelling unit. Therefore, the Growth Management Division could not have approved a dwelling unit on the property from 1986 to present (Attachment D).

Prior to 1986, the property was within GU (General Use) district. Pursuant to pre-1986 MCC §19-180, single-family dwellings may have been permitted in the GU district.

However, the residential density requirements of pre-1986 MCC §19-180 may have also prohibited the approval of a dwelling unit on the property. In the GU district, the minimum lot area was one (1) acre. Lot area was defined as the horizontal land area computed in square feet or acres excluding public rights-of-way, easements or water surface area. Although the Property Appraiser's records indicate that the property is 1.68 acres, a significant portion of the property is classified as scrub mangrove and therefore its buildable area may be less than one (1) acre.

1 c. *Aerial photography from 1987 to 2006 shows development on the property; however,*  
2 *Staff is unable to determine if the structure was being used as a residence at any*  
3 *given time. Prior to 1987, aerial photography shows a vacant lot.*  
4

5 Due to a lack of clarity in the aerial photography prior to 2006 and the dense  
6 vegetation of the property, Staff could not use the available photography to accurately  
7 determine the existence of a dwelling unit at any given time.  
8

9 d. *The Monroe County Property Appraiser has assessed the property under a property*  
10 *classification (PC) code of 00 (vacant residential) from 1982 until 2000. A*  
11 *residential dwelling unit would have required a PC code of 01 (single-family*  
12 *residential).*  
13

14 The Monroe County Property Appraiser currently assesses the property identified as  
15 real estate number 00117500.002500 under a PC code of PC 01 (Single-Family  
16 Residential). However, prior to 2001, the property was assessed under a PC code of  
17 PC 00 (Vacant Residential).  
18

19 The 2007 Monroe County property record card (Attachment E) for real estate number  
20 00117500.002500 shows a building value on the parcel from only 2001 to present and  
21 a miscellaneous improvement value on the parcel from 1993 to present. The year  
22 built of the buildings is states as 1999. In addition, appraiser note dated March 2,  
23 2001 state "discovered the new SFR for the 2001 tax roll. Probably the results of a  
24 rebuild after the Hurricane of 1998??? Also changed the land use from 00HH to  
25 000D and removed all of the old misc."  
26

27 Based on the Property Appraiser's records, there was no building on the property  
28 until 1999 and the building/property was not taxed as single-family residential until  
29 2001.  
30

31 In conclusion, the Director of Planning & Environmental Resources' decision to deny the  
32 ROGO exemption request was based on several findings of fact and conclusions of law, as  
33 provided in this staff report.  
34

35 Pursuant to MCC §9.5-120.4(a), the ROGO shall not apply to the redevelopment,  
36 rehabilitation or replacement of any lawfully-established residential dwelling unit which  
37 does not increase the number of residential dwelling units above that which existed on the  
38 site prior to the redevelopment, rehabilitation or replacement. Using the records and  
39 criteria as set forth in Administrative Interpretation 03-108, Staff has found that the  
40 existing structure was not lawfully-established and requests that the Planning Commission  
41 uphold the decision of the Director of Planning & Environmental Resources and DENY  
42 the administrative appeal request.  
43

44 VI RECOMMENDATION:  
45

1 Staff recommends DENIAL of the administrative appeal request to the Planning  
2 Commission.

1 Attachment A:  
2 Letter to Paul Turick and Joyce Knaepen, agents for the property owner, Charles  
3 Mitzelfeld, from Townsley Schwab, Acting Sr. Director of Planning & Environmental  
4 Resources, dated November 1, 2007

# County of Monroe

## Growth Management Division

### Planning & Environmental Resources

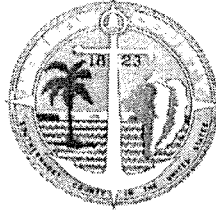
#### Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



### Board of County Commissioners

Mayor Mario Di Gennaro, Dist. 4

Mayor Pro Tem Dixie Spehar, Dist. 1

George Neugent, Dist. 2

Charles "Sonny" McCoy, Dist. 3

Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

November 1, 2007

Paul Turick & Joyce Knaepen

212 Jasmine Street

Tavernier, FL 33070

RE: ROGO Exemption Request for 19052 Mad Bob Road, Sugarloaf Key, Mile Marker 19  
Lot 30, Block 13, North Sugarloaf Acres, Section 2, Sugarloaf Key  
Real Estate Number 00117500.002500

Mr. Turick & Ms. Knaepen,

You requested a determination as to whether one (1) residential dwelling unit is exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

Pursuant to Sec. 9.5-120.4(a) of the Monroe County Code (MCC), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one (1) unit for each such unit lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established.

A review of the records has determined:

- The property is located in a Native Area (NA) Land Use District. A single-family, detached dwelling unit is a permitted use in the NA District. Prior to 1986, the property was within a GU District (General Use).
- A site visit was conducted by a Monroe County Senior Planning Technician, Bill Harbert, on October 3, 2007. An unoccupied single-family residence was observed.
- No Building Permits were found for RE 00117500.002500.



- In aerial photography from 1987 to 2006, development is visible on the property. However, Staff is unable to determine whether the visible structures were being used residentially at any given time. Prior to 1987, aerial photography shows a vacant lot.
- The Monroe County Property Appraiser's records indicate that a residential unit has been on the tax roll from 2001 to 2006. The year built of the existing structure is indicated as 1999.
- The Monroe County Property Record Card appraiser's notes dated 2001; state "discovered the new SFR for the 2001 tax roll. Probably the results of a rebuild after the hurricane of 1998?"
- Keys Energy Services records indicate that electric service was established to Lot 30, Block 13, North Sugarloaf Acres in 1987. However, the class of service is indicated as "comm" or commercial on the record.
- Florida Keys Aqueduct Authority records indicate that water service has been provided to 19052 Mad Bob Road as early as 1994.

The Planning & Environmental Resources Department is unable to approve your request for the following reasons:

- Pursuant to Monroe County Code 9.5-268, in order to be exempt, one (1) lawful dwelling unit must have been in existence on the effective date of the county's land development regulations (September 15, 1986) or, if constructed after the effective date, must have been permitted in accordance with the land development regulations and the ROGO permit allocation system. No such documentation for a second lawful unit has been located for our review.
- Currently, the property is located within a NA District. A single-family residence constructed after 1986 would have required four (4) acres of buildable land to meet the Monroe County density requirements. In addition, any new residence would have required a building permit for construction. According to the Monroe County Property Appraiser's records, the property has .05 acres of buildable land (1.68 acres of total property) and staff was unable to locate any building permits for this parcel.
- Aerial photography from 1987 to 2006 shows development on the property; however, Staff is unable to determine if the structure was being used as a residence at any given time. Prior to 1987, aerial photography shows a vacant lot.
- The Monroe County Property Appraiser has assessed the property under a property classification (PC) code of 00 (vacant residential) from 1982 until 2000. A residential dwelling unit would have required a PC code of 01 (single-family residential).

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Nicole Petrick, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this letter. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,

A handwritten signature in black ink, appearing to read "Townsley Schwab". The signature is fluid and cursive, with a large initial "T" and "S".

Townsley Schwab  
Acting Director of Planning and Environmental Resources

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Attachment B:  
§9.5-120.4(a) of the Monroe County Code

**Sec. 9.5-120.4. Type of development not affected.**

The residential ROGO shall not apply to the development described below:

- (a) *Redevelopment on-site*: Redevelopment, rehabilitation or replacement of any lawfully established residential dwelling unit or space which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement.

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Attachment C:  
Administrative Interpretation 03-108

Monroe County Department of Planning and Environmental Resources  
Administrative Interpretation

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October 22, 2003

TO: **Growth Management Staff**

FROM: **Aref Joulani, Director of Planning  
& Environmental Resources**

**ADMINISTRATIVE INTERPRETATION NO: 03-108**

**RE: Lawfully Established Units and/or Floor Area**

**Issue:**

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations*:

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

**Interpretation:**

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

Administrative Interpretation No: 03-108

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today's designation and the uses permitted in the district are different. This answers the question of , “If the unit or floor area could have been permitted?”; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; *and*
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; *and*
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

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There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and "proof" of use may be provided to the Planning Director for consideration.

\*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining "lawfully established" and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.



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Attachment D:  
§9.5-262 of the Monroe County Code

**Sec. 9.5-262. Maximum residential density and district open space.\***

TABLE INSET:

Land use district	Allocated density DU/acre	Maximum net density DU/buildable area	Open space ratio*
Urban Commercial	6.0	12.0	0.2
Urban Residential	6.0	12.0	0.2
(Affordable housing)	6.0	25.0	0.2
(Employee housing)	6.0	25.0	0.2
Urban Residential Mobile Home (URM)	1/lot	0	0.2
Mobile Home Parks per 9.5-4(M-16)	5.0	7.0	0.2
URM-Limited	1/lot	0	0.2
Suburban Commercial	3.0	6.0	0.2
(Employee housing)	3.0	15.0	0.2
Suburban Residential	0.5	5.0	0.5
Suburban Residential LTD	0.5	3.0	0.5
Sparsely Settled	0.5	0	0.8
Native	0.25	0	*
Mainland Native	0.01	0	0.99
Offshore Island	0.1	0	0.95
Improved Subdivision	1/lot	0	0.2
Commercial Fishing 1	3.0	12.0	0.2
Destination Resort	1.0	18.0	0.2
Industrial	1.0	2.0	0.2
Maritime Industry	1.0	2.0	0.2
Mixed Use	1.0	12.0	0.2
(Affordable housing)	1.0	18.0	0.2
(Employee housing)	1.0	18.0	0.2
Military Facility	6.0	12.0	0.2
Park and Refuge	0.25	0	0.9
*See additional open space ratios in Division 8 of the article; in accordance with Section 9.5-3(a), the most restrictive of these ratios applies.			
1 The allocated and maximum net densities listed in this table do not apply to CFSD-20 (Little Torch). See Section 9.5-247(s)(3) for residential densities.			

(Ord. No. 33-1986, § 9-302; Ord. No. 26-1995, § 1; Ord. No. 041-2003, § 1)

NOTE: Properties consisting of hammocks, pinelands, and disturbed wetlands which are within RV, MU, UC, SC, CFV, CFA, CFSD districts have a maximum net density of 0.

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Attachment E:  
2007 Monroe County Property Record Card for Real Estate Number 00117500.002500

# Monroe County Property Record Card (017)

Alternate Key: 1150061 Roll Year 2007  
Effective Date: 8/31/2007 3:36:10 PM Run: 08/31/2007 03:36 PM

MITZELFELD CHARLES & SUSAN M

17160 41ST RD NORTH  
LOXAHATCHEE FL 33470

Parcel 00117500-002500-25-66-27 Nbdhd 348  
Alt Key 1150061 Mill Group 100C  
Affordable Housing No PC 0100  
Inspect Date Next Review  
Business Name  
Physical Addr 19052 MAD BOB RD, SUGARLOAF KEY

Associated Names		DBA	Role	% Own
Name				
MITZELFELD CHARLES & SUSAN M,			Owner	100.00

## Legal Description

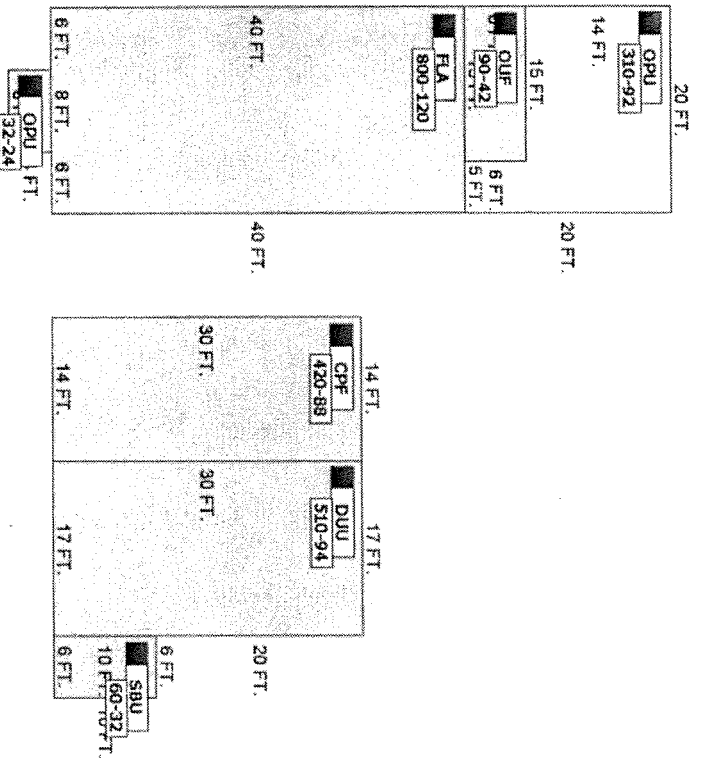
SUGAR LOAF KEY PT LOT 4 (LOT 30 BLK 13) OR466-334/335 OR473-561/62 OR521-536/Q OR564-756/59 OR675-598 OR795-2434 OR915-936 OR911-1521/1525Q/C  
OR1300-114/15(JMH) OR1789-1081(JMH)

Land Data 1.															
Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
16730	010D	0	0	Yes	0.05	AC	210,000.00	1.00	1.00	1.00	1.00		N	0	10,500
16731	000T	0	0	Yes	0.28	AC	800.00	1.00	1.00	1.00	1.00		N	0	224
16732	000X	0	0	No	1.35	AC	100.00	1.00	1.00	1.00	1.00		N	0	135
Total Just Value															10,859

# Monroe County Property Record Card (017)

Alternate Key: 1150061  
Effective Date: 8/31/2007 3:36:10 PM  
Roll Year 2007  
Run: 08/31/2007 03:36 PM

Building Sketch 7677



## Building Characteristics

Building Nbr 1 Building Type R1 Perimeter 120 Grnd Floor Area 800 Special Arch 0  
Effective Age 3 Condition G Depreciation % 0.02 Functional Obs 0.00  
Appraiser ID 040 Quality Grade 450 Year Built 1999 Economic Obs 0.00

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type 2 Roof Cover 4 Heat 1 0 Heat 2 0 Heat Src 1 0 Heat Src 2 0 Foundation 3 Bedrooms 2  
Extra Features: 2 Fix Bath 1 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 0 Vacuum 0 Security 0 Garbage Disposal 0  
3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0 Dishwasher 0 Intercom 0 Fireplaces 0 Compactor 0

## Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	1:WD FRAME	1	2000	N	N	0.00	0.00	800	000
OPU	2	1:WD FRAME	1	2000	N	N	0.00	0.00	32	001
OUF	3	1:WD FRAME	1	2000	N	N	0.00	0.00	90	002
OPU	4	1:WD FRAME	1	2000	N	N	0.00	0.00	353	003

# Monroe County Property Record Card (017)

Alternate Key: 1150061  
 Effective Date: 8/31/2007 3:36:10 PM  
 Roll Year 2007  
 Run: 08/31/2007 03:36 PM

CPF	5	1:WD FRAME	1	2000	N	N	0.00	0.00	420	004
DUU	6	1:WD FRAME	1	2000	N	N	0.00	0.00	510	005
SBU	7	1:WD FRAME	1	2000	N	N	0.00	0.00	60	006

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	FN2:FENCES	210	SF	35	6	1998	1999	2	30	735	537
2	DK4:WOOD DOCKS	360	SF	120	3	1998	1999	3	40	7,020	5,616
3	DK4:WOOD DOCKS	64	SF	8	8	1998	1999	3	40	1,248	998
Total Depreciated Value											7,151

## Appraiser Notes

2001-03-21 DISCOVERED THE NEW SFR FOR THE 2001 TAX ROLL. PROBABLY THE RESULTS OF A REBUILD AFTER THE HURRICANE OF 1998??? ALSO CHANGED THE LAND USE FROM OOH TO OOOD AND REMOVED ALL OF THE OLD MISC. DUG 2002 SALE WAS A DISTRESSED SALE....BC

Just Value	Building Value	Land	Bldg	Misc	Just
7677	117,011	10,859	117,011	7,151	135,021

Value	Value Method	Market Oriented Cost	Special Use Code
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# Monroe County Property Record Card (017)

Alternate Key: 1150061  
Effective Date: 8/31/2007 3:36:10 PM  
Roll Year 2007  
Run: 08/31/2007 03:36 PM

## Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2006F	C	10,359	0	139,482	5,845	155,686	155,686	0	155,686
2005F	C	10,359	0	118,205	5,994	134,558	134,558	0	134,558
2004F	C	3,609		105,977	6,207	115,793	115,793	0	115,793
2003F	C	1,859		105,977	6,363	114,199	114,199	0	114,199
2002F	C	1,859		75,008	6,577	83,444	83,444	0	83,444
2001F	C	1,859		75,008	6,726	83,593	83,593	0	83,593
2000F	C	759		0	5,194	5,953	5,953	0	5,953
1999F	C	759		0	5,338	6,097	6,097	0	6,097
1998F	C	759		0	5,483	6,242	6,242	0	6,242
1997F	C	759		0	5,628	6,387	6,387	0	6,387
1996F	C	759		0	5,798	6,557	6,557	0	6,557
1995F	C	759		0	5,967	6,726	6,726	0	6,726
1994F	C	759		0	6,136	6,895	6,895	0	6,895
1993F	C	759		0	6,306	7,065	7,065	0	7,065
1992F	C	759		0	0	759	759	0	759
1991F	C	759		0	0	759	759	0	759
1990F	C	759		0	0	759	759	0	759
1989F	C	759		0	0	759	759	0	759
1988F	C	759		0	0	759	759	0	759
1987F	C	966		0	0	966	966	0	966
1986F	C	4,200		0	0	4,200	4,200	0	4,200
1985F	C	3,800		0	0	3,800	3,800	0	3,800
1984F	C	3,800		0	0	3,800	3,800	0	3,800
1983F	C	3,800		0	0	3,800	3,800	0	3,800
1982F	C	3,800		0	0	3,800	3,800	0	3,800

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
795	2434	8/1/1979	Conversion Code	0	Q	V	4,000
1300	0114	3/1/1994	Warranty Deed	0	P	V	200
1789	1081	5/16/2002	Warranty Deed	0	I	I	30,000

# Monroe County Property Record Card (017)

Alternate Key: 1150061  
 Effective Date: 8/31/2007 3:36:10 PM  
 Roll Year 2007  
 Run: 08/31/2007 03:36 PM

Total Values									
Bldg Value	117,011	Misc Value	7,151	Land Value	10,859	(Classified Value + Non-Ag Land Just Value)	10,859	New Const Value	0
Total Just Value	135,021	Total Expt Value	0	Taxable Value	135,021	Classified Value	155,686	Previous Just	155,686
						Prev Tax Value			